

CITY OF BURIEN, WASHINGTON

MEMORANDUM

DATE: October 11, 2006
TO: Mayor McGilton and City Council
FROM: Scott Greenberg, AICP, Community Development Director
SUBJECT: Quarterly Permit Activity Report—3rd Quarter 2006

CONSTRUCTION-RELATED PERMITS ISSUED IN PAST TWO YEARS

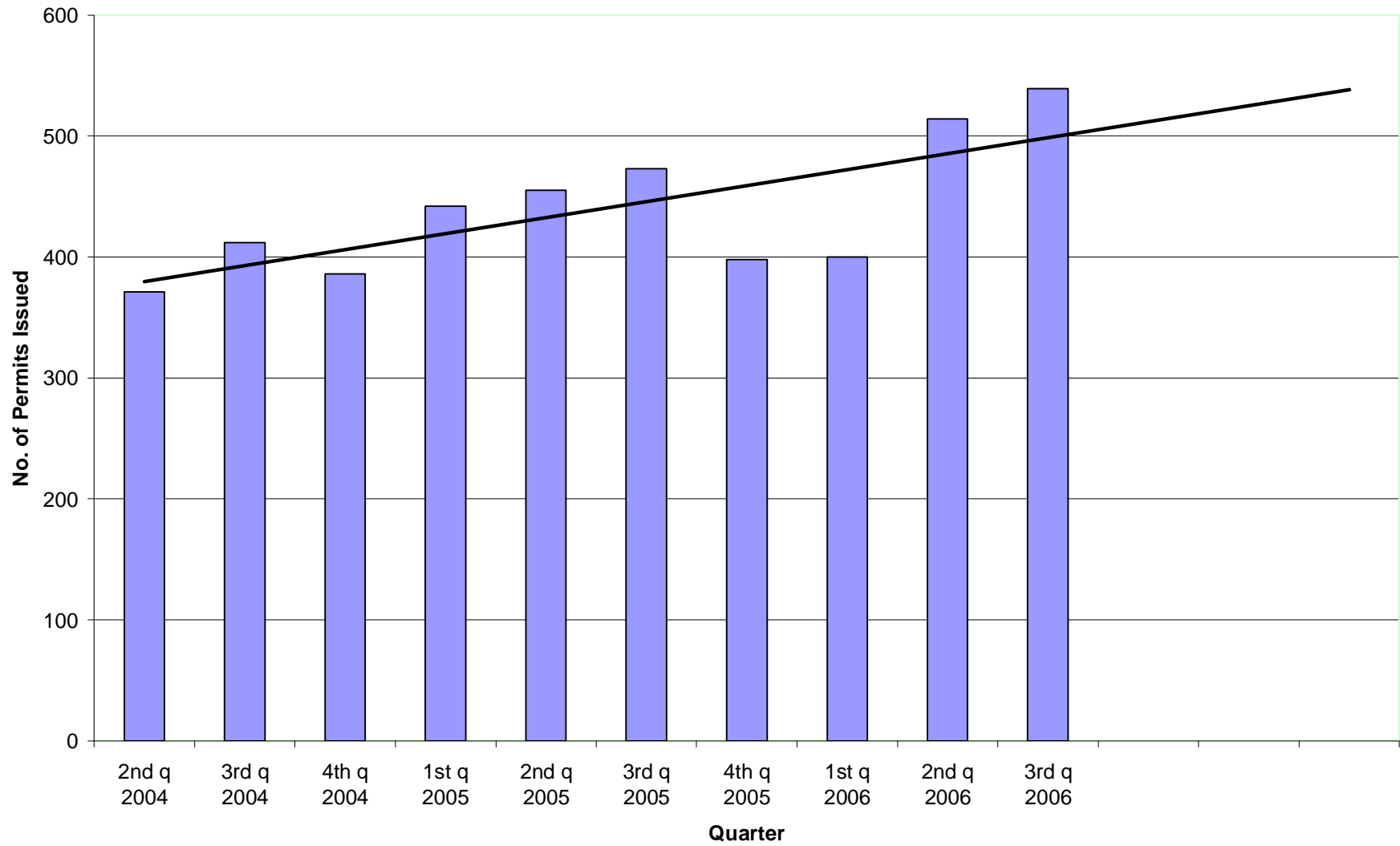
The chart below shows the number of different construction-related permits issued over the past two years, along with the revenues generated by those permits. The 3rd quarter of 2006 is the second consecutive quarter in which we had record highs in the number of permits issued and permit revenues. So far in 2006, we have issued permits representing over \$50 million in construction value.

ISSUED PERMITS	3rd q 2004	4th q 2004	1st q 2005	2nd q 2005	3rd q 2005	4th q 2005	1st q 2006	2nd q 2006	3rd q 2006
Building	68	46	63	82	89	58	52	117	128
Demolition	1	1	1	0	3	2	2	2	3
Electrical	141	148	166	160	160	132	137	162	150
Fire Protection	5	8	12	10	19	12	16	13	16
Clear and Grade	0	0	0	0	0	0	0	0	0
Mechanical	42	58	52	48	63	79	64	61	73
Plumbing	34	26	34	40	26	28	30	30	33
Right-of-Way	93	76	92	91	89	65	73	90	95
Sign	28	23	22	24	24	22	26	39	41
TOTALS	412	386	442	455	473	398	400	514	539
Revenues	\$119,221	\$147,706	\$178,325	\$213,409	\$160,928	\$130,683	\$149,498	\$247,229	\$305,063
Valuation	\$6,504,000	\$5,614,000	\$11,622,000	\$11,080,000	\$9,053,000	\$7,729,000	\$6,031,000	\$25,082,000	\$21,835,000

MAJOR CONSTRUCTION PERMITS ISSUED (over \$400,000 valuation):

Permit No.	Address	Project or Applicant	Project Description	Valuation	Issued
ELE-06-0335	611 So. 132 nd St.	Cedarhurst Elementary	New elementary school—wiring	\$1,919,000	7/19/06
BLD-06-1235	16251 Sylvester Road	Highline Community Hospital	Tenant improvement	\$650,000	8/2/06
PLM-06-1061	611 So. 132 nd St.	Cedarhurst Elementary	New elementary school—plumbing	\$1,284,800	8/7/06
MEC-06-1063	611 So. 132 nd St.	Cedarhurst Elementary	New elementary school—mechanical	\$1,199,500	8/7/06
BLD-06-1095	16251 Sylvester Road	Highline Community Hospital	Tenant improvement	\$450,000	8/15/06
BLD-05-1134	1022 S. 144 th St.	E&M Investments	New Parking Lot	\$1,956,100	9/18/06

Quarterly Permit Issuance



CONSTRUCTION INSPECTIONS:

Burien has two full-time building inspectors and a full-time electrical inspector. These inspectors are also certified to perform other inspections, such as plumbing and mechanical inspections. The inspectors spend an average of 5 hours per day on inspections and related activities (such as entering inspection results, communication with applicants, driving between inspections, etc.) and about 3 hours per day answering phone calls, doing plan reviews and assisting at the permit counter. Each inspection averages 45 minutes to an hour (or more for large commercial projects), allowing for an average of up to 5 to 7 inspections per day per inspector. These figures do not account for vacations or other leaves—which would reduce the work days per month and increase the average number of inspections per inspector.

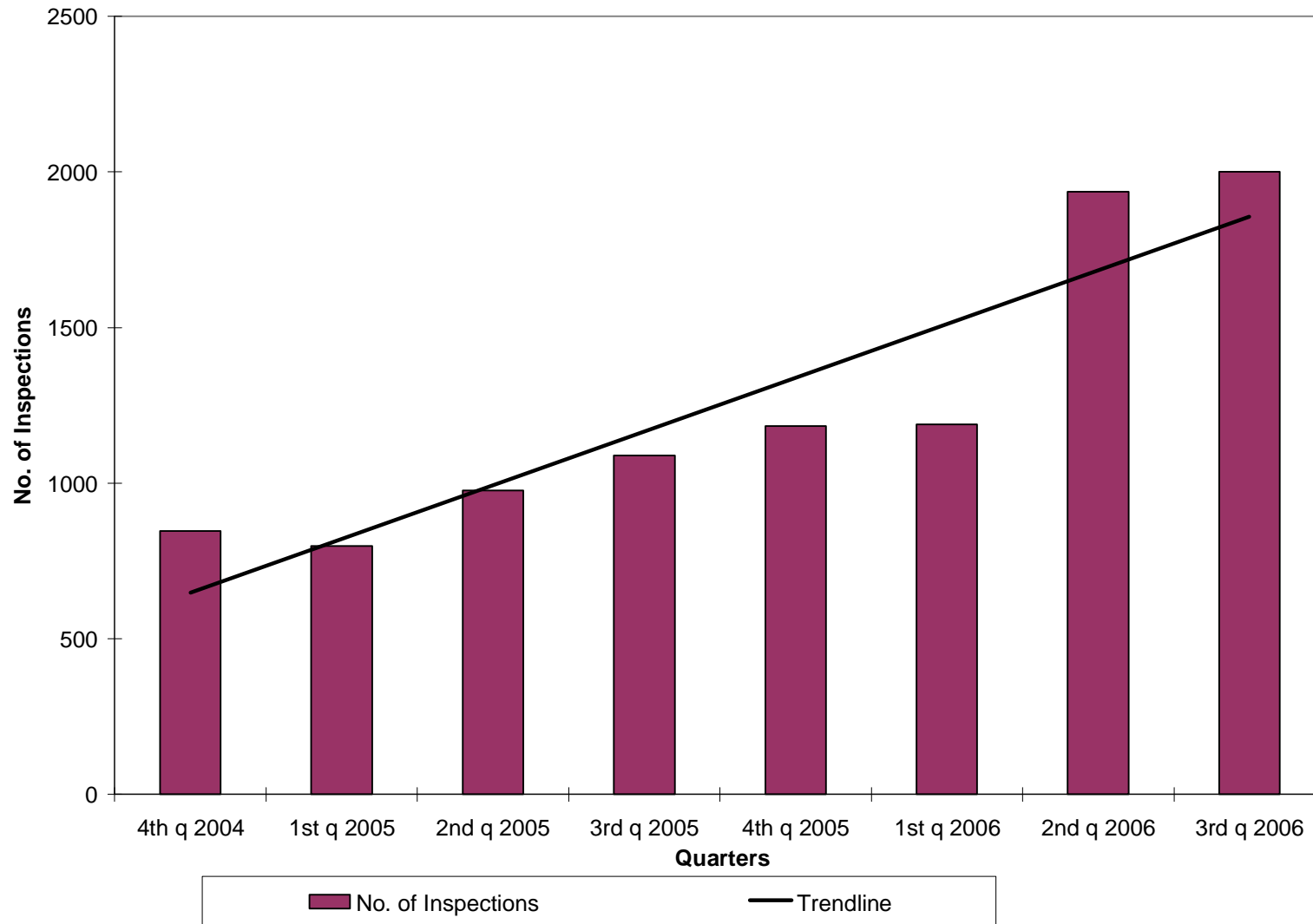
INSPECTIONS	4th q 2004	1st q 2005	2nd q 2005	3rd q 2005	4th q 2005	1st q 2006	2nd q 2006	3rd q 2006
No. of Inspections	846	798	976	1088	1184	1189	1936	2000
No. of work days in quarter	61	62	64	64	61	62	64	63
Average No. of inspections per day per inspector	6.9	6.4	7.6	8.5	9.7	6.4	10.1	10.6
No. of inspectors	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0

NORMANDY PARK PLAN REVIEWS AND INSPECTIONS:

In January, 2006, Burien began providing plan review and inspection services to the City of Normandy Park. These services are provided by Burien's Building Official and our three inspectors. The following chart shows the number of plan reviews and inspections performed by Burien staff on behalf of Normandy Park:

INSPECTIONS	1st q 2006	2nd q 2006	3 rd q 2006
No. of Plan Reviews	4	9	29
No. of Inspections	136	131	200

Inspections Per Quarter



PRE-APPLICATION MEETINGS:

Pre-application meetings are required for most planning and land use-related actions. Meetings are held every other Thursday for up to 4 pre-application reviews. Staff from planning, building, public works, fire, and police attend as needed to discuss fatal flaws and to identify various requirements for a proposed development. A written report is provided to the applicant, as well as meeting minutes. The \$250 filing fee is credited toward future land use application fees. Although this service requires a substantial amount of staff time, it has proven to be valuable to both the applicant and the city and helps to expedite the formal review later in the process.

The following chart shows the number of pre-application reviews by project type.

Pre-Application Project Type	1 st q 2005	2 nd q 2005	3 rd q 2005	4 th q 2005	2005 Totals	1 st q 2006	2 nd q 2006	3rd q 2006
Short Plat (4 or fewer lots)	7	10	6	5	28	3	7	4
Subdivision (5 or more lots)	1	2	0	0	3	0	4	2
Multi-Family	1	0	1	2	4	0	1	0
Critical Area Review—Single-Family	3	6	9	1	19	3	4	2
Critical Area Review—Other	0	1	1	0	2	0	2	0
Commercial/Mixed Use—New	2	2	4	6	14	1	2	3
Commercial/Mixed Use—Addition, Renovation	2	1	0	0	3	1	1	2
Change of Use	1	1	1	0	3	0	1	0
Other	2	0	4	1	7	3	2	2
TOTALS	19	23	26	15	83	11	24	15

LAND USE APPLICATIONS:

We received the following types of planning and land use applications during the quarter, categorized monthly as shown below.

Project Type	1 st q 2005	2 nd q 2005	3 rd q 2005	4 th q 2005	2005 TOTALS	1 st q 2006	2 nd Q 2006	2 nd Q 2006
Accessory Dwelling Unit		4	3	4	11	1		2
Critical Area Review—Admin.			1		1	3		2
Critical Area Review—Type 1	3	2	1	1	7	2		1
Lot Line Adjustment	3	3		1	7			1
Land Use Review—Type 1	1	3	4	1	9	4	4	4
Land Use Review—Type 2	1		2		3			
Land Use Review—Type 3			1	1	2	1		
Master Sign Plan			1		1			1
Rezone					0		1	
SEPA Review (added 2006)						2		
Shoreline Exemption			1	1	2		2	1
Short Plat--Preliminary	7	3	8		18	1	6	4
Short Plat--Final	2	3		3	8	1	3	2
Subdivision--Preliminary	1		1	1	3		1	1
Subdivision--Final	1				1			1
Tree Removal Permit	4	4	3	4	15	3	2	4
Temporary Use Permit	1	8	4		13	2	4	3
TOTALS	24	30	30	17	101	20	23	27

LAND USE DECISIONS:

We issued 10 planning/land-use related decisions in the 3rd quarter of 2006 (total of 21 for the year). The following lists the planning and land use-related decisions that have target issuance dates. We met 90% of our target review dates in the 3rd quarter and 75% so far for 2006.

APPLICANT	PERMIT NUMBER	CITY REVIEW TIME	MET TARGET?
City of Burien Stormwater Pond	PLA-05-1897	143	No (+23 days)
Weber C.A.R.	PLA-06-0315	120	Yes
Engdahl Short Plat	PLA-06-0430	88	Yes
Iwama Short Plat	PLA-06-0813	104	Yes
Fleming C.A.R.	PLA-06-0361	107	Yes
Clement Short Plat	PLA-06-0479	117	Yes
Dowling Short Plat	PLA-06-0480	115	Yes
Peterson Short Plat	PLA-06-0509	113	Yes
Hildebrandt Short Plat	PLA-06-0644	92	Yes
Clearwire PWSF	PLA-06-1044	67	Yes
AVERAGE		107	
MEDIAN		110	